

CITY COUNCIL REPORT



Meeting Date: May 17, 2011
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Arte Memory Center
 42-UP-2010

Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8672 approving a Conditional Use Permit for a Specialized Residential Healthcare Facility on a +/- 3.23 acre parcel located at 9450 E. Mountain View Road with Commercial Office District (C-O) zoning.

OWNER

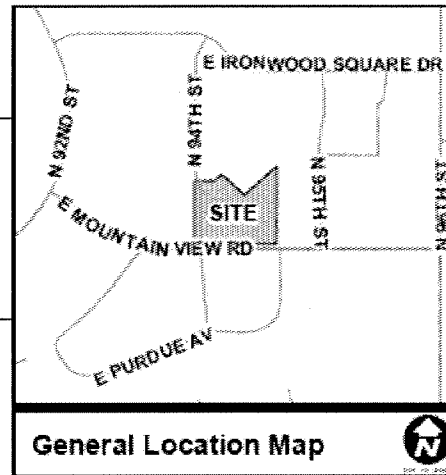
9400 Mountain View LLC
 480-840-4170

APPLICANT CONTACT

Mike Leary
 480-991-1111

LOCATION

9450 E. Mountain View Road



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Office. This category includes a variety of office uses ranging from minor to major, dictated by the scale and character of the surrounding development.

Zoning

The site is zoned Commercial Office District (C-O). The C-O zoning district allows for a variety of office and related uses, and typically serves to provide a transition from the commercial core and residential districts.

Other Related Policies, References:

47-ZN-1980: Established C-O zoning on the subject site as part of a larger rezoning approval from R1-35, R1-35 PRD, R-4, and I-G to C-O.

11-PP-2010: Minor Subdivision which split the subject parcel from the church property to the north.

11-DR-2011: Development Review Board application for the subject building, currently under review.

Context

Located on the north side of E. Mountain View Road and east of the N. 94th Street alignment, the site is surrounded mostly by commercial office and medical buildings with some multi-family residential to the south across E. Mountain View Road. There is an existing church building and associated improvements on the parcel to the north.

Key Items for Consideration

- Conditional Use Permit Criteria.
- Compatibility with surrounding uses.
- Planning Commission heard this case on April 13, 2011, and recommended approval with a unanimous vote of 7-0.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of a Conditional Use Permit for a Specialized Residential Health Care Facility. The 72 bed secured facility will specialize in memory care, with an average resident age of 81. The proposal is for a single building facility with two (2) points of access from E. Mountain View Road. The existing west driveway will be maintained and continue to provide access to the church property directly north of the subject site. The facility will provide 39 parking spaces onsite, with the remaining 33 required spaces provided through a remote parking agreement with the church property. Sharing parking spaces with the church will allow the provision of additional open space and landscaping on the site.

Development Information

- Existing Use: Vacant
- Proposed Use: Specialized Residential Health Care Facility
- Parcel Size: 3.23 acres
- Building Height Allowed: 36 feet
- Building Height Proposed: 27 feet
- Parking Required: 72 spaces
- Parking Provided: 39 spaces (on-site)
33 spaces (through remote agreement)
72 spaces Total

- Open Space Required: 33,783 square feet
- Open Space Provided: 63,991 square feet
- Floor Area: 36,526 square feet (72 beds)
- Density Allowed: 80 beds / acre
- Density Proposed: 23 beds / acre

IMPACT ANALYSIS

Land Use

The majority of development within this area has been medical offices related to the Scottsdale Health Care campus, as well as business offices. The proposed development of a residential health care facility will complement the existing medical offices while providing a transition into the existing multi-family residential uses located to the south.

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The proposed Residential Health Care Facility will not create any damage or nuisance to the surrounding area arising from noise, smoke, odor, dust, vibration or illumination.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **Parking for the proposed site requires 72 spaces. 39 spaces are provided on-site and the remaining 33 spaces will be provided on the church property to the north through a remote parking agreement. Based on the traffic volume comparison provided by the applicant, the proposed Residential Health Care Facility will generate approximately 80% less traffic than a business or medical office of comparable size would generate. There will not be any negative impact on surrounding areas resulting from an unusual volume or character of traffic.**
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - **There are no other known factors associated with this project that will be materially detrimental to the public.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- The majority of development within this area has been medical and business offices. The proposed residential health care facility will complement the existing medical offices while providing a transition into the existing multi-family residential uses located to the south. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- C. The additional conditions in Section 1.403 have been satisfied:
The proposal meets the provisions for Specialized Residential Health Care Facilities as identified in Zoning Ordinance Section 1.403.O.1., including:
- a. The number of beds shall not exceed eighty (80) per gross acre of land.
 - **The site is 3.23 acres, and will contain 72 beds.**
 - b. A minimum of twenty-four (24) percent of the net lot shall be provided in meaningful open space.
 - 1. A minimum of one-half of the open space requirement incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
 - **Forty-five (45) percent of the site is provided as open space. 25,867 square feet of the open space is frontage open space, which is approximately seventy-five (75) percent of the open space requirement.**
 - c. The site plan shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) in a manner that will provide convenient pedestrian access for residents, guests, and visitors.
 - **34 of the total on-site parking spaces are located near the front entrance of the building, while 5 spaces are provided in the rear for employee entrance.**

Water/Sewer

Water and sewer facilities containing sufficient capacities for the proposed project are available on and adjacent to the site. The owner shall be required to make all infrastructure improvements required.

Public Safety

The nearest fire station (#4) is located less than a mile away. The subject property is located within Police Patrol District 3. The proposed Residential Health Care Facility is not anticipated to have any significant impacts on the existing emergency services.

Community Involvement

Surrounding property owners within 750 feet have been notified by the city and the site has been posted. The applicant also notified all property owners within 750 feet. City staff has received one phone call from a resident who had concerns related to potential noise from backup generators.

Community Impact

The proposed Residential Health Care Facility is consistent with the general plan and is compatible with the surrounding uses. This use will generate less traffic than what could be currently be generated by an office building of comparable size. Impacts to infrastructure and other services will be commensurate with the intensity of surrounding land uses.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on April 13, 2011, and found that the conditional Use Permit criteria have been met, and recommended approval, subject to the attached stipulations with a unanimous vote of 7-0.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8672 approving a Conditional Use Permit for a Specialized Residential Healthcare Facility on a +/- 3.23 acre parcel located at 9450 E. Mountain View Road with Commercial Office District (C-O) zoning.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Bryan Cluff
Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

5/2/11
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/2/2011
Date



Connie Padian, Administrator
Planning, Neighborhood and Transportation
480-312-2664, cpadian@scottsdaleaz.gov

5/2/11
Date

ATTACHMENTS

1. Resolution No. 8672
 - Exhibit 1. Context Aerial
 - Exhibit 2. Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit 3. Additional Criteria
2. Applicant's Narrative
3. Aerial Close-Up
4. General Plan Map
5. Zoning Map
6. Traffic Impact Comparison
7. Citizen Involvement
8. City Notification Map
9. April 13, 2011 Planning Commission Minutes

RESOLUTION NO. 8672

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR SPECIALIZED RESIDENTIAL HEALTHCARE FACILITY ON A 3.23 +/- ACRE PARCEL LOCATED AT 9450 E. MOUNTAIN VIEW ROAD, WITH COMMERCIAL OFFICE DISTRICT (C-O) ZONING.

WHEREAS, the Planning Commission held a public hearing on April 13, 2011; and

WHEREAS, the City Council, held a public hearing on May 17, 2011.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on but not limited to the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for Specialized Residential Healthcare Facility, set forth on Exhibit 3, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 42-UP-2010. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibit 2. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 17th day of May, 2011.


ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney



42-UP-2010

Exhibit 1
Resolution No. 8672

Arte Memory Center

Stipulations for the Conditional Use Permit
For a Specialized Residential Health Care Facility
Arte Memory Center
Case Number: 42-UP-2010

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by LRS Architects, and with the city staff date of 3/31/11, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. PARKING. This Use Permit is contingent upon the owner's ability to execute a remote parking agreement for parking in accordance with the Conceptual Site Plan referenced in stipulation #1 above. Prior to permit issuance, the owner shall provide to the City an "Assurance to City of Remote Parking" agreement signed by all parties in a form acceptable for recording. This agreement shall be recorded prior to permit issuance.
3. MINOR SUBDIVISION PLAT. Prior to permit issuance, the owner shall submit a Minor Subdivision plat for a lot line adjustment in conformance with the building location shown on the Conceptual Site Plan referenced in stipulation #1 above.

AIRPORT

4. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the owner shall provide documentation that noise disclosure notice will be provided to occupants, residents, and employees in a form acceptable to the Scottsdale Aviation Director.
5. AVIGATION EASEMENT. With the final plans submittal, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

ADDITIONAL CRITERIA FOR RESIDENTIAL HEALTH CARE FACILITY

O. *Residential health care facility.*

1. Specialized residential health care facilities.
 - a. The number of beds shall not exceed eighty (80) per gross acre of land.
 - b. A minimum of twenty-four (24) percent of the net lot shall be provided in meaningful open space.
 1. A minimum of one-half of the open space requirement incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
 - c. The site plan shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) in a manner that will provide convenient pedestrian access for residents, guests, and visitors.
2. Minimal residential health care facilities.
 - a. The gross lot area shall not be less than one (1) acre.
 - b. The number of units shall not exceed forty (40) dwelling units per gross acre of land.
 - c. A minimum of twenty-four (24) percent of the net lot shall be provided in meaningful open space.
 1. A minimum of one-half of the open space requirement incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
 - d. The site plan shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) in a manner that will provide convenient pedestrian access for residents, guests, and visitors.

ARTE MEMORY CARE—USE PERMIT NARRATIVE

The proposal is to develop a specialty residential healthcare facility for Alzheimer patients on a vacant infill parcel at the NEC of 94th Street and Mountain View Road. The property is in front of the Shepherd of the Desert Lutheran Church which has its main facilities at the NWC of 96th Street and Shea Boulevard. The 3.2 net acre property is currently zoned C-O (Commercial Office) which typically develops as multi-story offices for business/professional/medical uses. This request is to alternatively develop a low-intensity memory care facility. The purchaser and developer of the property is the Avenir Group which developed the highly-regarded senior housing facility at the NEC of 114th Street and Via Linda.

The facility consists of 72 private bedrooms designed with 4 wings of 18 residents each with their own dining room, living area and secured courtyards. The central core of the building houses the administration and service areas including an on site commercial kitchen and laundry. For the safety of the residents whose average age is 81, this will be a secured facility to avoid unescorted departures.

The project's main entry drives along Mountain View provide good access to the building entry as well as convenient parking for visitors and staff. The rear of the building accommodates deliveries, refuse pickup, and additional staff parking.

The subject property is surrounded by C-O zoned property to the north, west and east and developed with the Church and professional office respectively. Property to the south is developed as R-5 zoned multi-family residential.

The proposed conditional use permit is appropriate given the existing mix of office and multi-family residential uses adjacent to the site. The likelihood of office development appears to be negligible given the stagnant state of the commercial and office market during this profound economic downtown. The proposed facility also eliminates the potential of more intensive alternative uses on the property allowed in the C-O zone (e.g. banks, schools, and day care facilities).

Within the C-O zoning District a "residential health care facility" is allowed subject to a conditional use permit and subject to specific development standards controlling maximum densities, minimum open space and frontage open space, and orientation of on-site parking near buildings entrances for the convenience of users. The proposed plan complies with these specific development standards as well as the following Conditional Use Permit criteria contained in Section 1.403:

A. "That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In

reaching this conclusion, the Planning Commission and City Council's consideration shall include, but not be limited to, the following factors:

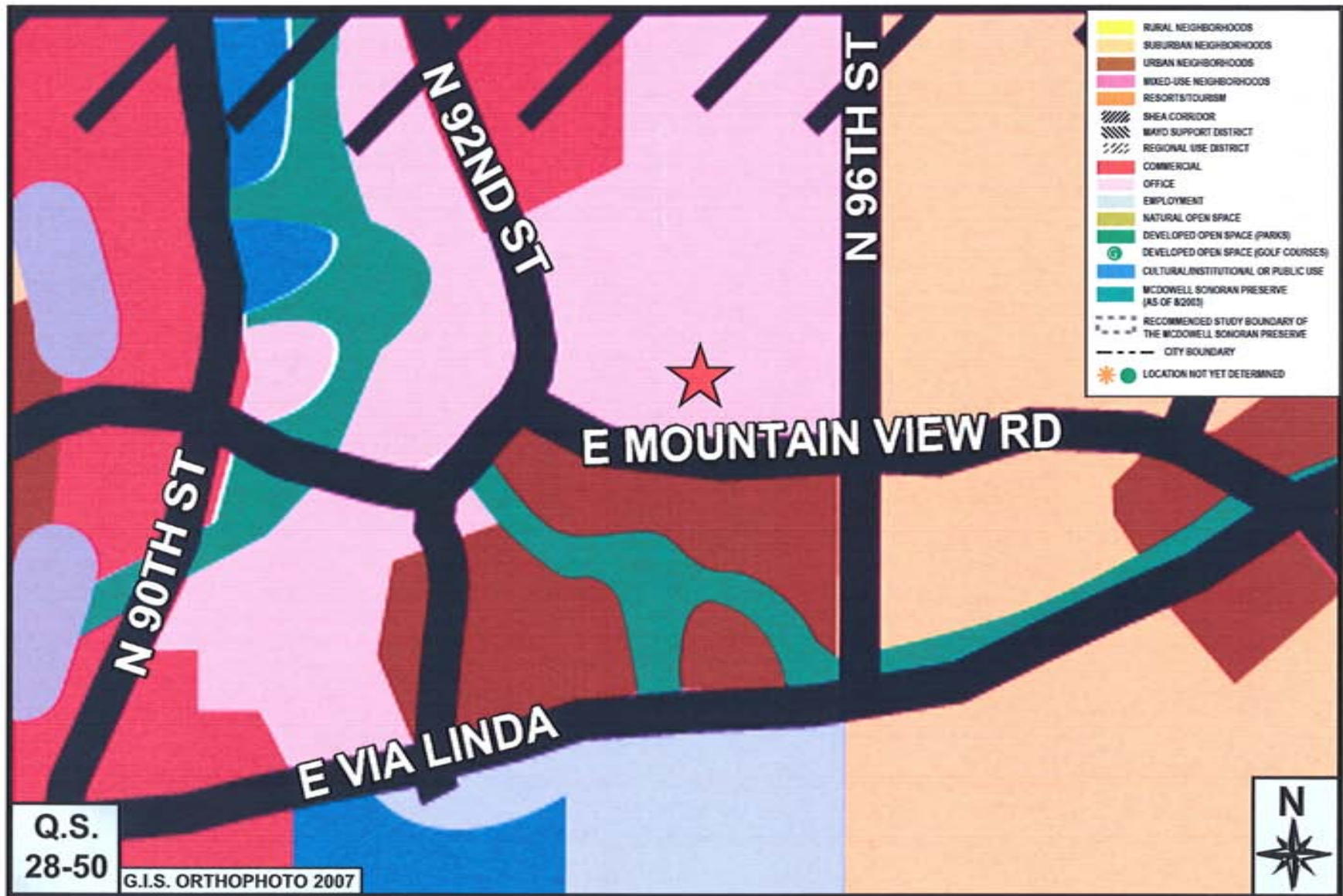
1. Damage or nuisance arising from noise, smoke, dust, vibration or illumination. ***[none of these items are associated with memory care facilities]***
 2. Impact on the surrounding areas resulting from an unusual volume or character of traffic. ***[memory care facility trips are a minimum of 80% lower in total and peak hour trips than if the property were developed with offices as documented in the submitted traffic generation report]***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas. ***[memory care facilities are clearly compatible with the surrounding office, church, and multi-family uses]***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied per the following:
- : Density less than 80 beds per gross acre ***[density is 20.5 beds per gross acres]***
 - : Open space minimum of 24% of net lot area ***[open space is a minimum of 45% of net lot area]***
 - : Frontage open space minimum of 12% net lot area with a minimum depth of 20 feet along street ***[frontage open space is a minimum of 18% of net lot area with a minimum depth of 43 feet]***
 - : On-site parking close to building entrance ***[46 of the total 54 on-site parking spaces are located near the front entrance to the building while 8 spaces are provided at the rear employee entrance]***

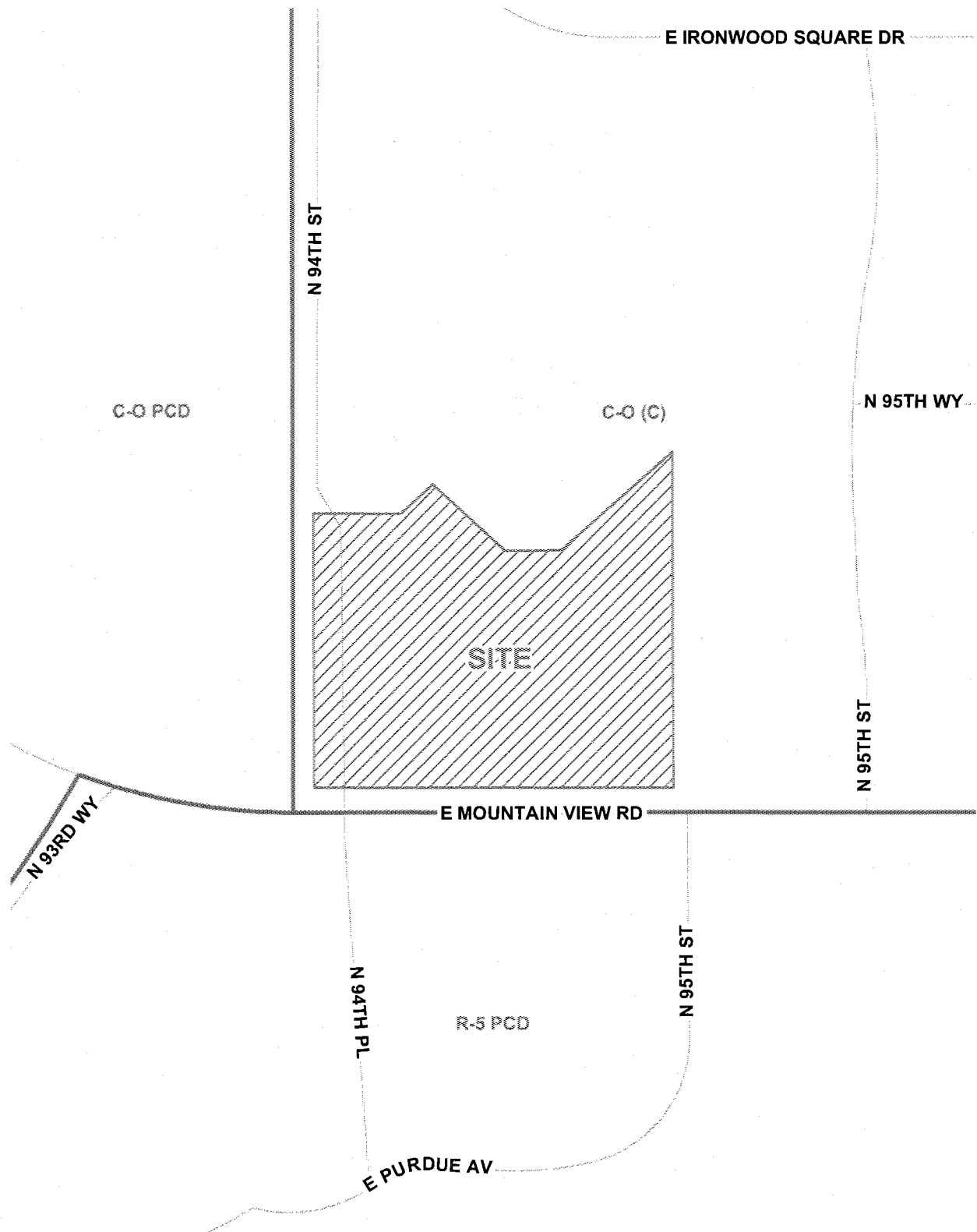
Memory care facilities are an emerging residential care option for a growing and underserved population. The property's proximity to nearby medical facilities and Scottsdale Healthcare hospital is a significant factor in the site's appeal for this type of use. Unlike other residential types, memory care housing is a comparatively quieter and a lower intensity use which allows it to blend into existing office and residential areas.



42-UP-2010

Arte Memory Center





42-UP-2010

ATTACHMENT #5





Kimley-Horn
and Associates, Inc.

February 1, 2011

■
Suite 300
7878 N. 16th Street
Phoenix, Arizona
85020

Avenir Group
% Mr. Michael P. Leary
Michael P. Leary, LTD
10278 East Hillery Drive
Scottsdale, Arizona 85255

Re: Trip Generation Comparison for specialized residential healthcare facility at the northeast corner of 94th Street and Mountain View Road, Scottsdale, Arizona.

Dear Mr. Leary:

The purpose of this letter is to document the trip generation characteristics of the site located on the northeast corner of 94th Street and Mountain View Road in Scottsdale, Arizona. The daily trip generation for the proposed specialized residential healthcare facility was found to be significantly lower than the daily trip generation under the alternative medical and business office land uses.

Zoning Designations

The site is currently zoned C-O (Commercial Office) and was previously marketed for multi-story offices for business/professional/medical office uses.

It is proposed that a conditional use permit be approved for the site to allow a specialized residential health care facility consisting of a 72-bed center for Alzheimer patients.

Trip Generation

The Institute of Transportation Engineers' *Trip Generation, 8th Edition*, was used to obtain daily and peak hour trip generation rates and inbound-outbound percentages. This information is used to estimate the number of daily and peak hour trips that can be attributed to the existing and proposed zoning. Trips were generated for the AM and PM peak hour periods as well as typical weekday volumes.

Existing Zoning

A floor area ratio (FAR) of 0.3 was assumed for the 3.23 acre net area of the parcel. The resulting 42,200 square feet of commercial office use was assumed

■
TEL 602 944 5500
FAX 602 944 7423

ATTACHMENT #6

42-UP-2010
2nd: 2/11/2011



to be 50% general office (ITE land use code 710) and 50% medical office (ITE land use code 720). The trip generation for the general and medical office uses, given the assumption stated above, is summarized in Table 1. As an office building development, the site is anticipated to generate 994 daily trips, of which 82 trips would occur in the AM peak hour and 104 trips would occur in the PM peak hour.

Table 1 - Trip Generation for Current Zoning - Office

Land Use	ITE Code	Quantity	Units	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total
General Office	710	21,100	SF	232	29	4	33	5	26	31
Medical-Dental Office	720	21,100	SF	762	38	11	49	20	53	73
Total				994	67	15	82	25	79	104

General Office (ITE 8th Edition)

Daily (ITE 710)

$$T = 11.01 \times (\text{1000's of SF})$$

50% In

50% Out

AM Peak Hour (ITE 710)

$$T = 1.55 \times (\text{1000's of SF})$$

88% In

12% Out

PM Peak Hour (ITE 710)

$$T = 1.49 \times (\text{1000's of SF})$$

17% In

83% Out

Medical-Dental Office (ITE 8th Edition)

Daily (ITE 720)

$$T = 36.13 \times (\text{1000's of SF})$$

50% In

50% Out

AM Peak Hour (ITE 720)

$$T = 2.30 \times (\text{1000's of SF})$$

79% In

21% Out

PM Peak Hour (ITE 720)

$$T = 3.46 \times (\text{1000's of SF})$$

27% In

73% Out

Proposed Zoning

Under the proposed use permit, the site would be developed as a specialized health care facility consisting of a 72-bed center for Alzheimer patients. Trip generation rates for assisted living units (Land Use Code 254) were used for the analysis.

The trip generation for the proposed specialized residential healthcare facility development is summarized in Table 2. The site would be expected to generate 192 daily trips, of which 12 trips would occur in the AM peak hour and 16 trips would occur in the PM peak hour.

Table 2 - Trip Generation for Proposed CUP – Senior Adult Housing

Land Use	ITE Code	Quantity	Units	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out	Total
Assisted Living	254	72	Beds	192	8	4	12	7	9	16

Assisted Living (ITE 8th Edition)

Daily (ITE 254)

$$T = 2.66 \times (\text{number of Beds})$$

50% In

50% Out

AM Peak Hour (ITE 254)

$$T = 0.14 \times (\text{number of Beds})$$

65% In

35% Out

PM Peak Hour (ITE 254)

$$T = 0.22 \times (\text{number of Beds})$$

44% In

56% Out

Trip Generation Comparison

As shown in the previous tables, the land use for the office use will generate more daily and peak hour trips than the land use for the proposed specialized residential healthcare facility. Table 3 summarizes these findings.



Table 3 - Trip Generation Comparison

	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Existing Zoning (Office)	994	82	104
Proposed Zoning (Assisted Living)	192	12	16
Percent Difference	-80.7%	-85.3%	-84.6%

This comparison shows that the proposed specialized residential healthcare use will generate nearly 81% fewer daily trips than the commercial office use. During the peak hours, the proposed use is expected to generate approximately 85% fewer AM peak hour trips and approximately 85% fewer PM peak hour trips.

Conclusion

The trip generation comparison demonstrates that the proposed specialized residential healthcare facility land use will generate significantly fewer trips than the commercial office and medical office land use.

This information is being submitted for your review to support the conditional use permit request. As always, please call me at (602) 944-5500 if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Charles R. Wright, P.E.



DESERT LAND ENGINEERING, INC.

8107 E. Cambridge Ave.
Scottsdale, Arizona 85257

Rick Gutierrez, P.E.

Tel: (480) 429-1750

Fax: (480) 429-1751

December 14, 2010

Notification of Application for Conditional Use Permit

Re: **Arte Memory Center**

Please be advised that a Conditional Use Permit is being requested by the Developers of the proposed Arte Memory Center to permit a specialized health care facility for Alzheimer patients, including services for assisted living and other activities of daily living.

Property Location: 9400 E. Mountain View Road (Lot 2)
Scottsdale, AZ 85258

Property Size: 3.23 acres

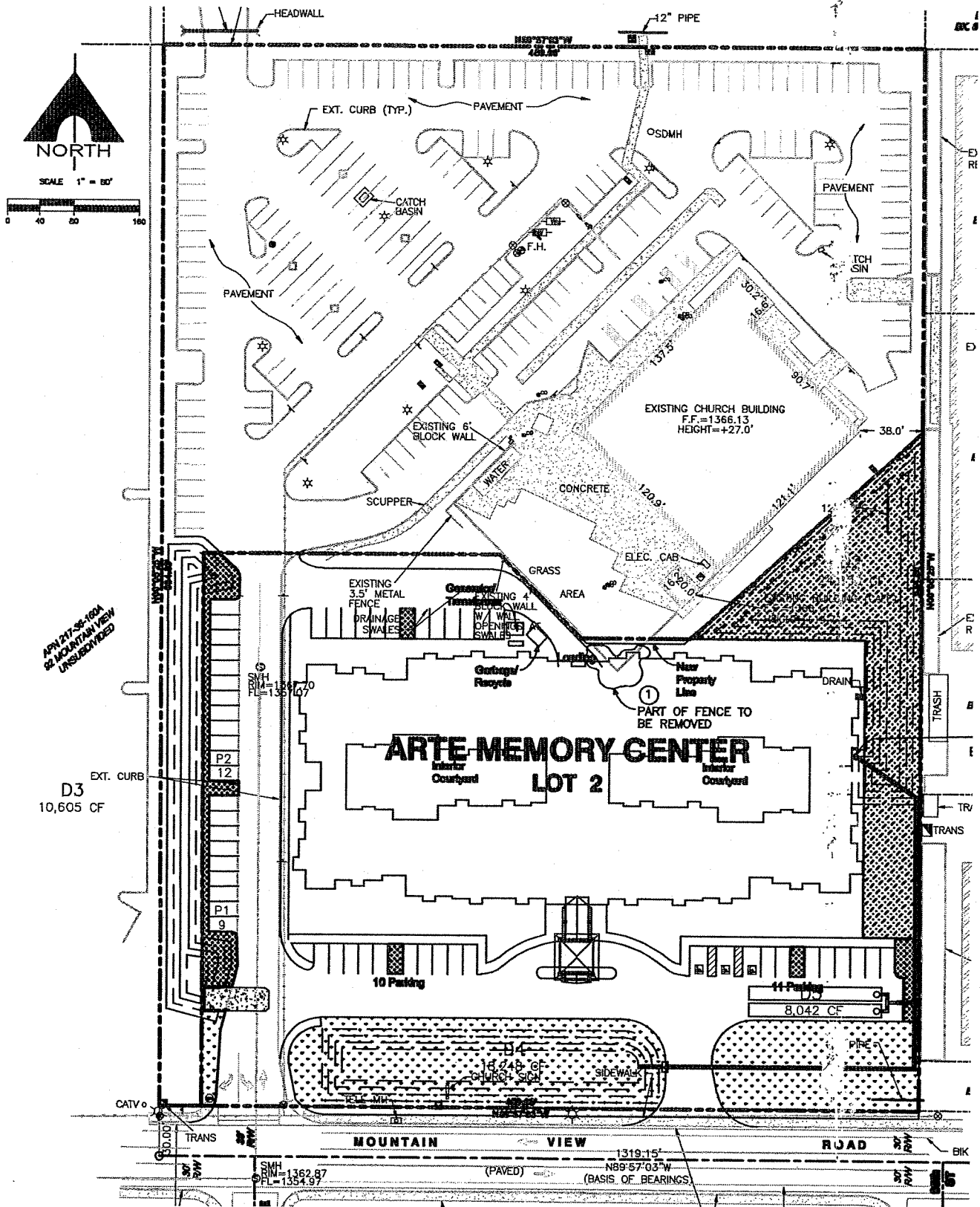
Property Zoning: C-O

Property Site Plan: See Attached

Applicant & City
Contact Names and
Telephone Numbers

Applicant
Rick Gutierrez, P.E.
Project Manager
(480) 429-1750

City of Scottsdale
Attn: Bryan Cluff
Planner
(480) 312-258



Arte Memory Center



ATTACHMENT #8

COMMISSIONER CODY MOVED TO CONTINUE 2-ZN-2011 TO A DATE TO BE DETERMINED. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

3. 3-II-2010 (Scottsdale & Angus)
4. 2-AB-2011 (Scottsdale & Angus Abandonment)
5. 10-ZN-2010 (Scottsdale & Angus)

COMMISSIONER PETKUNAS MOVED TO CONTINUE 3-II-2010, 2-AB-2011, AND 10-ZN-2010 TO APRIL 27, 2011. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0); COMMISSIONER EDWARDS RECUSED.

EXPEDITED AGENDA

6. 5-AB-2011 (Sommer Residence)
7. 25-UP-2010 (Chaparral Christian Church Working Garden)

Peter Suarez spoke in opposition to the project.

CHAIR D'ANDREA MOVED 25-UP-2010 TO REGULAR. COMMISSIONER FILSINGER MOVED TO CONTINUE 25-UP-2010 TO A DATE TO BE DETERMINED. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED WITH A VOTE OF SIX (6) TO ONE (1); COMMISSIONER SCHMITT DISSENTING.

8. 42-UP-2010 (Arte Memory Center)
9. 6-UP-2011 (AT&T CMC Golf Site No. W384-BB)

Garret Weyand spoke in favor to the project.

CHAIR D'ANDREA MOVED 6-UP-2011 TO REGULAR. COMMISSIONER PETKUNAS MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASE 6-UP-2011, PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY VICE-CHAIR GRANT, THE MOTION CARRIED WITH A VOTE OF SIX (6) TO ONE (1); CHAIR D'ANDREA DISSENTING.

10. 8-UP-2011 (Enterprise Rent-A-Car)

VICE-CHAIR GRANT MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASES 5-AB-2011, 42-UP-2010, AND 8-UP-2011, PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

11. General Plan Initiation

Ned O'Hearn, Howard Myers, and Sam West provided written comments in opposition to the project.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boards/PC.asp